

DEPARTMENT: Planning

BY: Eric Toll
PHONE: 966-0302

RECOMMENDED ACTION AND JUSTIFICATION:

(1) Approve changing Jessie Street to one-way southbound between Ninth and Tenth Streets; (2) Approve changing Ninth Street to one-way eastbound between Highway 140 and Jessie Street; (3) Approve installation of angled parking spaces on Jessie and Ninth Streets; and (4) Authorize the Chairman to accept a 1.5 foot parking easement on Ninth Street from property owners Gene and Kay Mickel.

Please see attached Memorandum.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Financial Impact? () Yes (X) No	Current FY Cost: \$	Annual Recurring Cost: \$
Budgeted In Current FY? () Yes () No () Partially Funded		
Amount in Budget: \$ _____		List Attachments, number pages consecutively _____
Additional Funding Needed: \$ _____		Memorandum _____
Source:		_____
Internal Transfer _____		_____
Unanticipated Revenue _____ 4/5's vote		_____
Transfer Between Funds _____ 4/5's vote		_____
Contingency _____ 4/5's vote		_____
() General () Other		_____

CLERK'S USE ONLY:

Res. No.: 03-28 Ord. No. _____
 Vote - Ayes: 4 Noes: Richard
 Absent: _____
 Approved
 Minute Order Attached () No Action Necessary

COUNTY ADMINISTRATIVE OFFICER:

_____ Requested Action Recommended
 _____ No Opinion
 Comments: _____

The foregoing instrument is a correct copy of the original on file in this office.
 Date: _____
 Attest: MARGIE WILLIAMS, Clerk of the Board
 County of Mariposa, State of California
 By: _____
 Deputy

CAO: _____



COUNTY of MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222


BOB PICKARD, CHAIR
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DISTRICT V
DISTRICT IV
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MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: ERIC TOLL, Planning Director
FROM: MARGIE WILLIAMS, Clerk of the Board 
SUBJECT: ONE-WAY ON JESSIE STREET AND NINTH STREET
Resolution No. 03-28

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on January 21, 2003

ACTION AND VOTE:

- Eleanor Keuning thanked Public Works staff for fixing the washout on Leonard Road; and she requested that the item scheduled for later this date to change a portion of Jessie and Ninth Street to one-way be continued for a week as she can not be present later this date and she feels more review should be given.

9:58 a.m. Eric Toll, Planning Director;

B) (1) Approve Changing Jessie Street to One-Way Southbound Between Ninth and Tenth Streets; (2) Approve Changing Ninth Street to One-Way Eastbound Between Highway 140 and Jessie Street; (3) Approve Installation of Angled Parking Spaces on Jessie and Ninth Street; and (4) Authorize the Chair to Accept a 1.5 Foot Parking Easement on Ninth Street from Property Owners Gene and Kay Mickel

BOARD ACTION: Discussion was held relative to the request received earlier this date to continue this matter. (M)Parker, (S)Balmain, Res. 03-28 was adopted approving the request. Further discussion was held. Supervisor Pickard expressed concern with the request to make the portion of Jessie Street one-way for southbound traffic versus northbound. Supervisor Bibby asked about input from CalTrans and the future status of the sidewalk and maintenance. She also asked that there be good signage and advertising for the change. Ayes: Stetson, Balmain, Bibby; Parker; Noes: Pickard.

cc: Jim Petropulos, Public Works Director
File



MARIPOSA PLANNING

COUNTY OF MARIPOSA

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MARIPOSA, CALIFORNIA 95338-2039
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Eric Jay Toll, Director
etoll@sierratel.com

MEMORANDUM

Date: January 21, 2003
To: Board of Supervisors
From: Eric Jay Toll, Director and Jim Petropulos, Director of Public Works
Topic: Board action to (1) approve changing Jessie Street to one-way southbound between Ninth and Tenth Streets; (2) approve installation of angled parking spaces on Jessie and Ninth Streets; and (3) authorize the Chair to accept a 1.5 foot parking easement on Ninth Street from Gene and Kay Mickel

Two minute ticker

Two downtown property owners are interested in developing and redeveloping the pair of lots containing and adjoining the Frost Shop. The historically sensitive design with adequate onsite parking conforms to Board policies associated with encouraging economic development and tourism.

To create the most effective site plan, the property owners and the County recognized there is an opportunity increasing available public parking in the area identified as the "Central Town Area" in the Mariposa Town Plan. Policies in the Plan associated with this area provide for the County to increase onstreet public parking opportunities.

This can be accomplished in one segment of the Central Town Area by creating angled parking on Jessie and Ninth Streets, and converting Jessie Street to one-way southerly from Tenth to Ninth, and Ninth Street to one-way easterly from Jessie to Hwy 140. The only property owner affected by this change supports the conversion.

This project increases the parking availability from 11 spaces to 28, an increase of 254% over onstreet parallel parking. With this arrangement, the two projects develop with the addition of a public sidewalk along Jessie Street at no additional cost to the County.

Staff recommends approving the changes to create the two one-way street segments, authorize expending funds to stripe the parking spaces, and allow the Chair to enter into an easement with the Mickels to use 1.5 feet of their Ninth Street frontage as part of the Ninth Street public parking.

Our Mission is to provide our clients with professional service and accurate information in a respectful, courteous, and enthusiastic manner resulting in a well-planned rural environment.

Details

The subject properties (Refer to Figure 1) are bounded by Hwy 140 on the easterly side, Tenth Street on the northerly, Jessie Street on the westerly, and Ninth Street on the southerly sides. The Mickel property (southern-most parcel) is developed with the Frost Shop. The Radanovich northerly property is undeveloped with the remains of the old Union 76 service station. The Mickels propose remodeling the Frost Shop and constructing a two story office for Century 21 Gold Country Real Estate. Radanovich Enterprises proposes an “L”-shaped retail complex specializing in gourmet foods. Both developments will feature multiple storefronts. The project site also proposes a shared, shaded outdoor dining area.

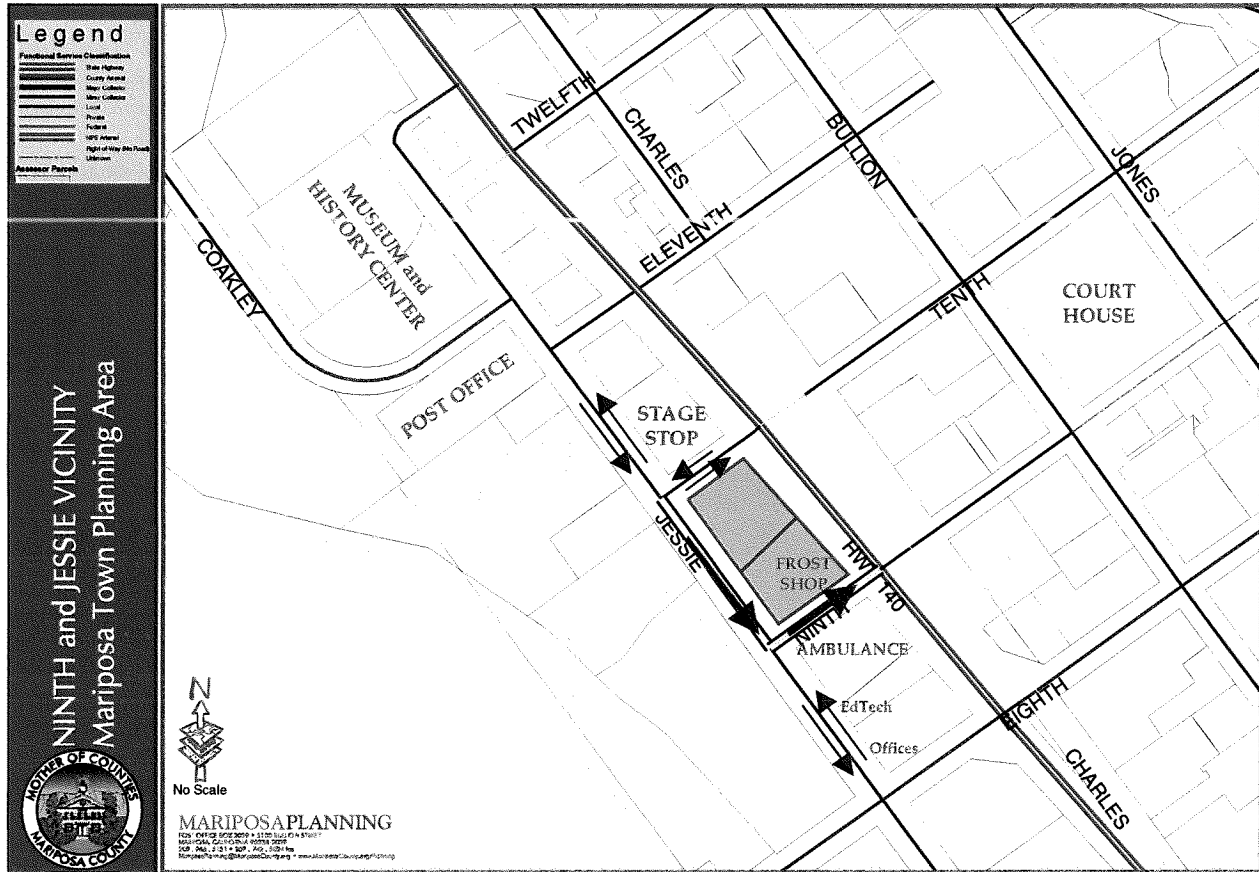


Figure 1: Project vicinity

At first blush, it would not seem to be “good planning” to make only the two proposed segments ‘one-way’ at this time. A more thorough assessment of the opportunities created by the Mariposa Town Plan and the report from the Mariposa Town Plan Task Force would be examining this area, as well as other areas of the Town for parking opportunities.

However, we are facing a situation in which time is of the essence. The two property owners are ready to begin construction. If this proposal is approved, the structures can be relocated to accommodate the Jessie Street sidewalk and the angled parking. If the proposal is not approved, the Radanovich Enterprises Building needs to be sited on the Jessie Street property line and the sidewalk opportunity is lost. Additionally, it creates a less pleasing site plan for the overall project, because more parking is required onsite.

The proponents can meet onsite parking requirements, but current code allows them to obtain a fifty percent credit from off street parking. Surrounding the site, there are 20 potential parking spaces (including Hwy 140), which allows the property owners a credit of 10 parking spaces. The two projects require a credit of six or eight, depending on final design. This proposal does not inure a special privilege to the property owners not available to—or commonly used—by other property owners.

With the one-way street design, the parking configuration appears as this:

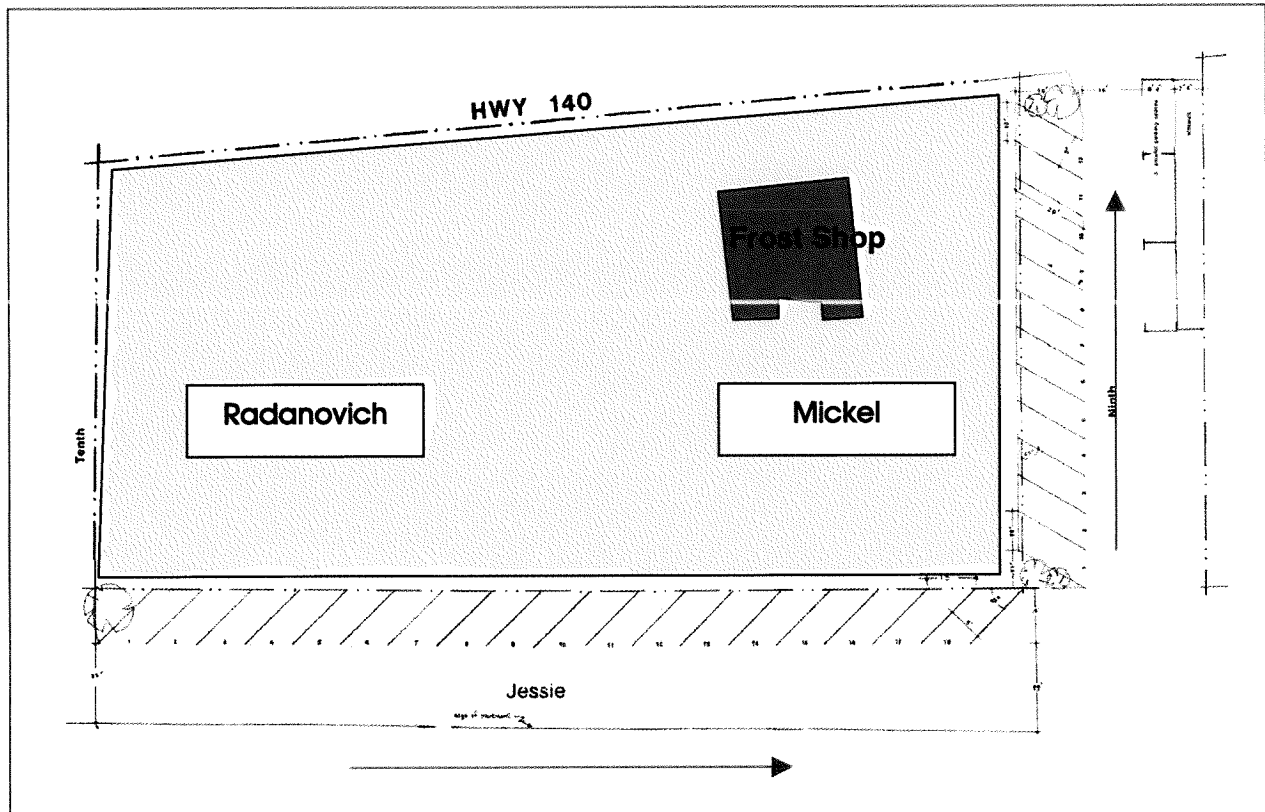


Figure 2: Proposed parking alignment (two spaces on Jessie Street will be lost to a driveway behind the Frost Shop)

Adequate space is left for 16 foot travel lanes. This is wider than the standard 14 foot travel lane on Hwy 140. We are able to accomplish this goal on Ninth Street if the parking overlaps the Mickels’ property line by 18 inches. An easement from the Mickels is needed.

Mariposa Town Plan Consistency

The conversion of Ninth Street to one-way easterly is consistent with the Mariposa Town Plan. It is a specifically identified parking project on page 193 of the Mariposa Town Plan:

- “7. Recommendations for one way traffic, and 90 or 60 degree angled parking are made for ... 9th Street between Jessie Street and Highway 140. This recommendation is illustrated in Exhibit(s) 27...”

The Town Plan has other policies supporting this approach – granted, there are some benefits to a full, long-term and comprehensive look at parking opportunities on Jessie. However, the Task Force’s recommendation is due one year from now, and the property is to be developed this spring.

There are other Plan policies supporting the one-way conversion. Specific parking projects identified in the Town Plan include the statement:

- “3. ...The County also owns 60 foot wide easements along the entire length of some streets, including Jones, Bullion and **Jessie Streets**. These streets could be widened to provide two full traffic lanes and improved on-street parallel parking on both sides of the road.” (page 192) and
- “c. Jessie Street from 9th to 11th Streets is classified as a local commercial street and the study recommends that the existing pavement be widened to 40 feet to accommodate traffic and on-site parking. Construction of curbs and gutters is also recommended.” (Page 177)

Mariposa Planning assessment finds that there is not a usable 60 foot easement due to a steep drop on the westerly side of Jessie. Parking is only practical on the easterly side as proposed in Figure 2. The Task Force may find there is public value in extending the one-way configuration on Jessie, but at this juncture Staff frankly wants to facilitate the project at hand.

Specific recommendation and action

Board approval will result in three actions:

1. Notification, signage, and changes to Jessie Street from Tenth to Ninth and Ninth Street from Jessie to Hwy 140 to make the streets one-way
2. Authorization for Public Works Department painting of angled parking on the two segments
3. Authorization for the Chair to accept an easement from the Mickels for parking to overlap their Ninth Street property line.

All written agreements and easements would be subject to County Counsel review and approval concurrent with the approval of the applicants' projects. A Memorandum of Understanding may be desirable, but is not necessary unless desired by the Board.